



**Public Hearing on Proposed Zoning Text  
Amendment #16-142, and Map Amendment  
#16-54 for the Watershed Conservation District  
(WCD)**

*Presented November 28, 2016*

*Presenter*

*Steven Ball, Planning Director*

# Proposed Change

two parts

1. Amend the Zoning Ordinance to create a new Watershed Conservation District (WCD) to implement the 2016 Comprehensive Plan
2. Amend the Official Zoning Map to rezone properties from the Rural Conservation Deferred (RCD) and other areas within the Mattawoman Stream Valley & Port Tobacco River headwaters to Watershed Conservation District (WCD)

# Comprehensive Plan Policies

To protect the Mattawoman Creek Stream Valley and the headwaters of the Port Tobacco River;

To protect the watersheds for their long term value to the community, ecological, aesthetic and scenic values; recreational values and as a sustainable natural resource;

# Comprehensive Plan Policies (cont.)

To protect forests and limit forest fragmentation;

To allow for Transfer of Development Rights (TDRs) in appropriate locations;

To limit sprawl and protect water resources and implement TMDL;

To guide development away from vulnerable natural hazards;

# Resolution 2016-20

- Approved September 20th
- Transitional provisions
- Temporary limit on certain type of development reviews for 6 months
- Contractual or vested property rights can continue
- Zoning determination letters

# Part I: WCD Zoning Text Amendment

Proposed Zoning District Text and  
Development Regulations for the  
Zoning Ordinance

# General Requirements

- Density of one unit per twenty acres;
- Figure VI-10 yards, building heights;
- List of permitted uses allows low density residential, other limited development and conservation uses;

# Permitted Uses

- Agriculture, horticulture, open air markets, wineries;
- Residential: Single family housing, day and adult care facilities;
- Country Inns, Bed & Breakfast;
- Recreation and camp grounds, social clubs
- Kennels;



# Permitted Uses (cont.)

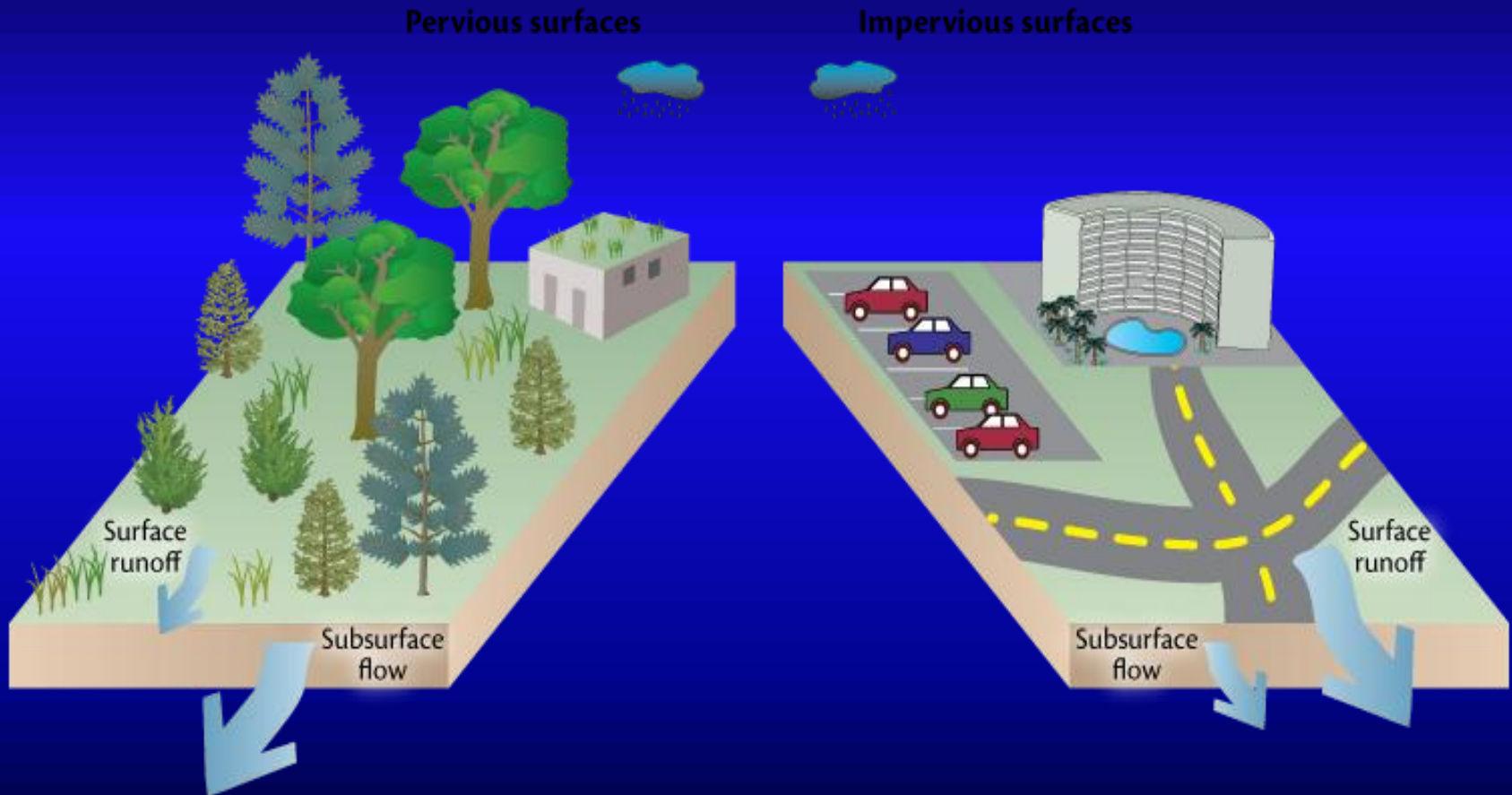
- Forestry and fisheries related;
- Public utilities and emergency services;
- Institutional uses, libraries, post offices, schools, churches;
- Mining as Special Exception

# Special Regulations

## Impervious Surface Coverage Restricted:

Those areas that cannot be penetrated by rainfall: housing, roads, pavement, buildings.

# Impervious Surfaces



# Impervious Surface Restrictions

The WCD Limits impervious surfaces coverage to no more than 8% of the subject property;

Exceptions: existing legal properties of 2 acres or less can have an IS coverage up to 10,000 s.f.;

Development areas designated and measured on plans, applications;

# Special Regulations (cont.)

Exemptions:

Minor additions or accessory uses;

Cluster lots – provided overall tract is  
< 8%

Projects using Best Management  
Practices (BMPs), equivalent mitigation

# Stream & Wetland Buffering

Buffer areas to be consistent with:

- Resource Protection Zones (RPZ)
- Critical Area Zone (CA)

RPZ buffering requirements to be updated as part of the entire code in 2017

# Transitional & Grandfathering Provisions

- Existing Developments – Grandfathered, can continue to exist
- New Developments – must comply with new code requirements
- ✓ Pending Applications
- ✓ Previously Approved Developments that are not completed

# Pending & Previously Approved Projects

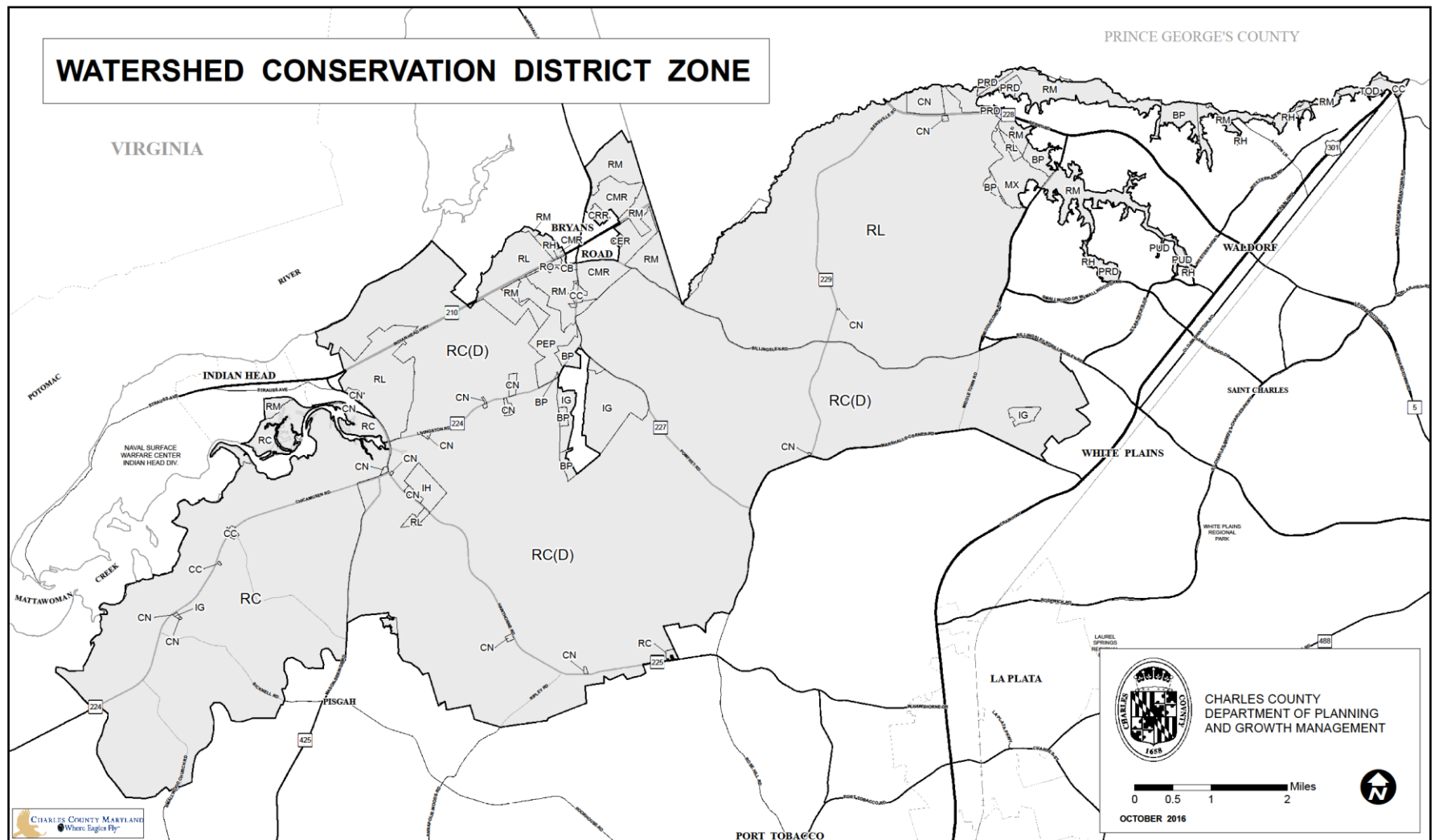
- DRRA's
- Approved Site Development Plans
- Approved Development Services Permits
- Preliminary Plans, 25% completed
- Permit for existing legal lot of record



# Part II: Zoning Map Amendment

Update the Official Zoning Map and  
rezone properties to Watershed  
Conservation District (WCD)

# Existing Zoning Districts



# Acres to be Rezoned to WCD

Twenty different zoning districts

A total of 36,679.61 acres

9,489 properties

# Zones & Acres to be Rezoned to WCD

- ✓ Rural Conservation Deferred RC(D) = 17,984.00
- ✓ Residential Low Density (RL) = 7,811.57
- ✓ Rural Conservation (RC) = 6,905.73
- Planned Employment Park (PEP) = 265.26
- Planned Residential District (PRD) = 118.44
- Planned Unit Development (PUD) = 30.85
- Residential High Density (RH) = 98.11
- Residential Medium Density (RM) = 1,619.32
- Residential Office (RO) = 14.15
- Transit Oriented Development (TOD) = 57.97

# Zones & Acres to be Rezoned to WCD

Business Park (BP) = 317.25

Commercial Business (CB) = 18.37

Community Commercial (CC) = 55.49

Commercial Employment/Residential (CER) = 12.73

Commercial Mixed Residential (CMR) = 417.86

Neighborhood Commercial (CN) = 198.52

Core Retail Residential (CRR) = 20.83

Industrial General (IG) = 496.09

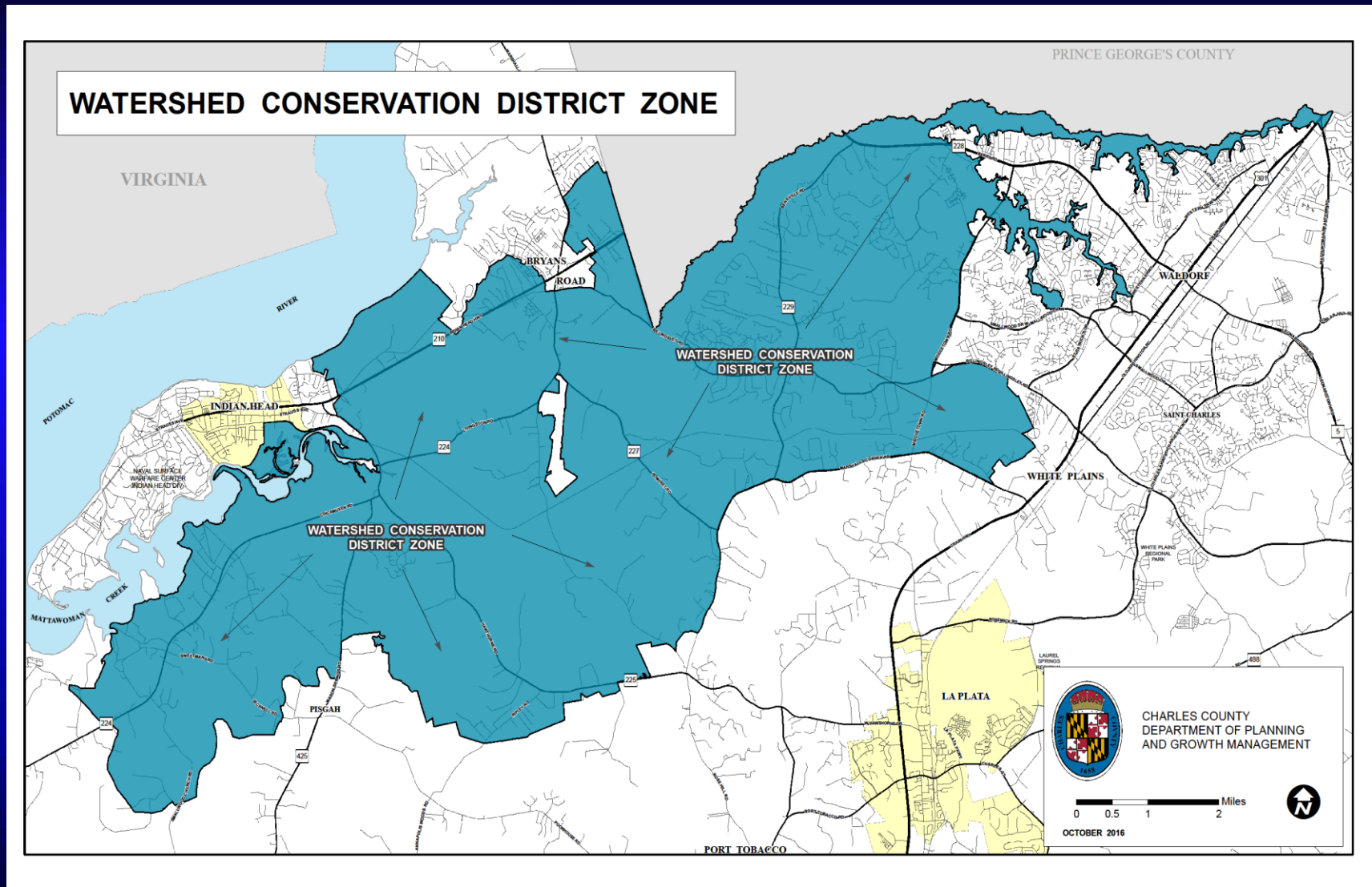
Industrial Heavy (IH) = 105.31

Mixed Use (MX) = 211.28

# Zones & Acres to be Rezoned to WCD

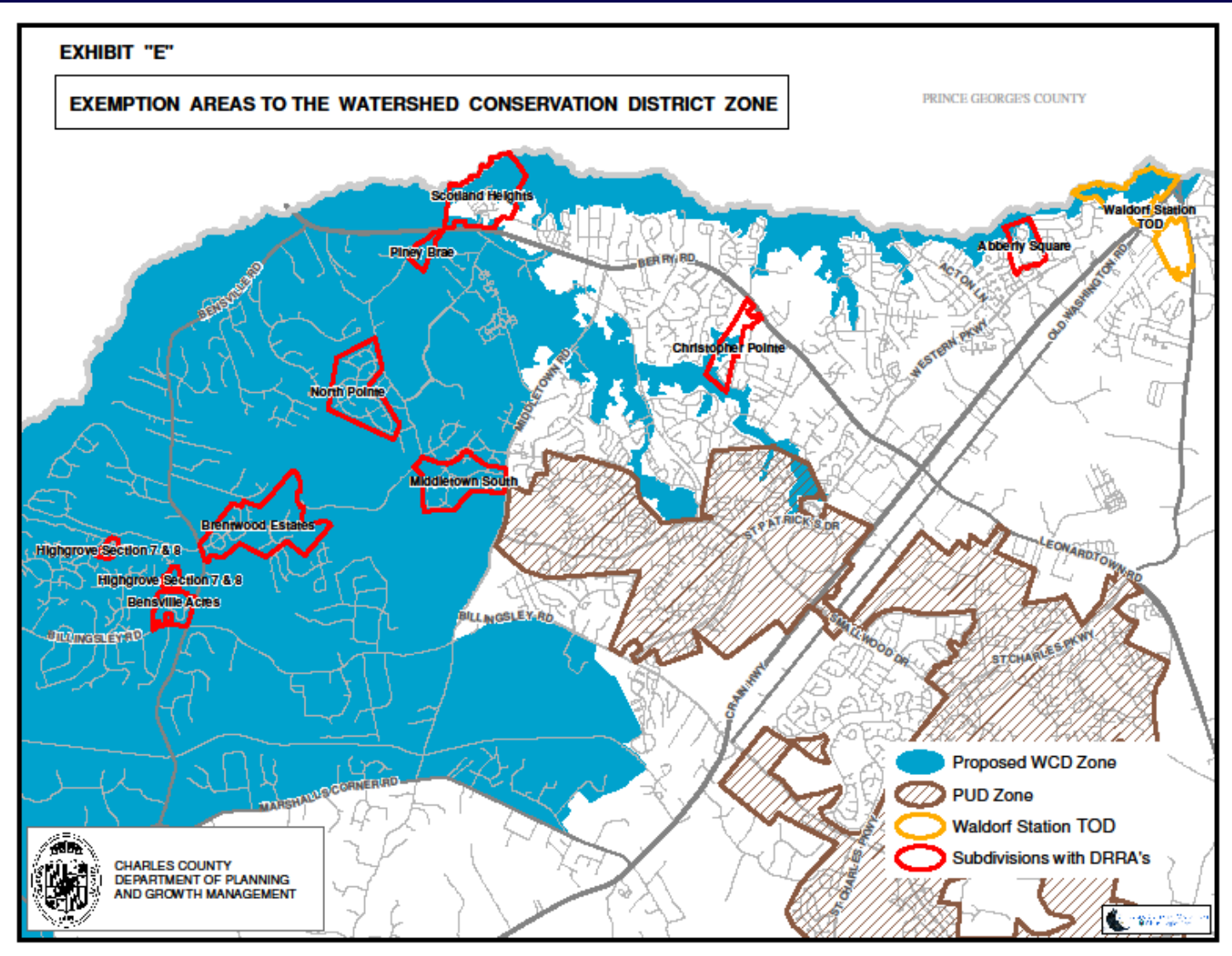
- Rural Conservation – Deferred (RC)D = about half of the area to be rezoned;
- Three zones (RC)D, Rural Conservation (RC) and Low Density Residential (RL) = about 90% of the area to be rezoned

# WCD Zoning District Area Map





# Exemption Areas





# Effect of Rezoning

- Existing developments become “legal non-conforming uses”
- New development must conform to the WCD code uses, regulations
- Some instances of approved projects not built, continuing based on development rights
- Some approved Preliminary Plans will not be able to proceed

# Recommended Process for Adoption

Staff proposes:

1. Hold public hearing on November 28<sup>th</sup>
2. Close open record comments on December 28<sup>th</sup>
3. Hold work session, make recommendation to BoC on January 23<sup>rd</sup>
4. BoC takes up legislation in New Year, adopts changes in Spring, 2017;

**Public Notices for Development Projects  
in the Planning Division  
(follow up briefing)**



**Presented by:**  
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**Mission Statement**

The mission of Charles County Government is to provide our citizens the highest quality service possible in a timely, efficient, and courteous manner. To achieve this goal, our government must be operated in an open and accessible atmosphere, be based on comprehensive long- and short-term planning, and have an appropriate managerial organization tempered by fiscal responsibility.

**Vision Statement**

Charles County is a place where all people thrive and businesses grow and prosper; where the preservation of our heritage and environment is paramount, where government services to its citizens are provided at the highest level of excellence; and where the quality of life is the best in the nation.